

Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : B ABOVE CHILD CARE CENTER
Address : 1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 / 2010
Area Sq Ft : 17,761 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 30-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2861 **Lot** : 129 **BIN** : 2109470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$259,700
Electrical		\$38,400
Mechanical	\$265,100	\$90,600
Site Pavements		\$47,700
Total	\$265,100	\$436,400
Importance Code A		\$313,200
Importance Code B	\$265,100	\$123,200
Total	\$265,100	\$436,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,200	\$2,000		\$4,500
Interior Architecture	\$6,100	\$3,300	\$1,700	\$14,400
Electrical	\$20,300	\$600	\$300	\$15,100
Mechanical	\$1,900	\$1,600	\$8,500	\$71,100
Site Pavements	\$2,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,400	\$11,400	\$14,400	\$109,000
Importance Code A	\$46,100	\$2,800	\$900	\$30,100
Importance Code B	\$33,300	\$8,600	\$12,500	\$78,900
Importance Code C			\$1,000	
Total	\$79,400	\$11,400	\$14,400	\$109,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$4,400	
Masonry: Brick Cavity	90%	4+	\$20,000	LIFE	**	5	\$25,600	
Graffiti, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Panel	3%			2049	**	5-10	\$5,900	
Window Wall	5%			2049	**	5	\$5,300	
Windows								
Aluminum	95%			2045	**	5	\$3,600	
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Floor Landing Between 1-2 - Main Stair								
Parapets								
Masonry: Brick Cavity	82%			LIFE	**	5	\$2,900	
Metal Panel	3%			2039	**	5	\$400	
Metal Rail	5%			2042	**	5-10	\$3,200	
Pre-Cast Concrete	10%	4+	\$300	LIFE	**	5	\$2,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping Stones Throughout								
Roof								
Built-Up (BUR)	40%	4+	\$14,200	2029	\$142,300			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Over Second Floor And Partial First Floor								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Near Roof Access Doors From 2nd Floor								
Metal Panel	25%	Now	\$1,500	2034	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Pitched Roofs Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Southeast Corner Of Pitched Roof Above Main Entrance. Leak Into Entry Vestibule.								
Modified Bitumen	33%			2029	\$117,400	10	\$8,300	
Single Ply Membrane	2%	Now	\$8,300	2039	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Over Main Stair								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Main Stair								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Over Main Stair								
Explanation : Temporary Roof Membrane								
Soffits								
Stucco Cement	100%			2042	**	5		

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2025	\$35,400	3	\$4,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
	Ceramic Tile	5%			2038	**	5	\$1,300	
	Quarry Tile	10%			2042	**	5	\$4,000	
	Vinyl Tile	70%	4+	\$3,300	2034	**	3	\$7,000	
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : 1st Floor Classroom - South Of Main Stair								
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
	Gypsum Board	82%			LIFE	**	5	\$20,300	
	Metal: Cage/Fence	3%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%			2034	**	5	\$5,000	
	AcousTileSusp.Lay-In	72%			2034	**	5	\$19,200	
	Exposed Struc: Steel	3%			LIFE	**			
	Gypsum Board	10%	0-2	\$2,800	LIFE	**	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stair Landing Between Floors 1-2								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stair Landing Between Floors 1-2								
Site Enclosure									
Fence/Gates									
	Chain Link	30%			2049	**			
	Iron Picket	70%			2064	**			
Free Standing Walls									
	Cast in Place Concrete	70%			2049	**			
	Masonry: Brick	30%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$2,000	2042	**			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Adjacent To Front Entrance By Tree								
	Tripping Hazard, Extent : Moderate, Area Affected : 10%								
	Location : Adjacent To Front Entrance By Tree								
On-Site Walkways									
	Cast in Place Concrete	100%			2034	**			
Activity Yard									
	Pavers/Stone	30%			2038	**			
	Rubber Matting	70%			2029	\$47,700			

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2039	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Nameplate Ratings On The Service Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2039	**	5	\$500	
	Raceway								
	Conduit	100%	4+	\$4,600	2039	**	1		
		Covers Missing, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Panelboards								
	Fused Disc Sw	5%			2037	**	5		
	Molded Case Bkrs	95%			2037	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2039	**	1		
	Motor Controllers								
	Locally Mounted	100%			2034	**	5	\$100	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2034	**	10	\$9,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T- 8 Lamps							
	Fluorescent	10%			2034	**	10	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	30%	Now	\$6,100	2034	**			
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$2,100	
	Exit, Battery	50%			2034	**	10	\$600	

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

Fluorescent

20%

2029

\$11,900

10

\$300

HID

80%

Now

\$5,600

2034

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Operated Via Switch***Alarm**

Security System

No Component

80%

Generic

20%

2029

\$11,200

1

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor And Hallways**Explanation : Intrusion Alarm, 1 Camera*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

Now

\$3,800

2029

\$38,400

1-3

\$2,000

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : False Alarms And Troubles On Fire Alarm System*

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Furnace

60%

2024

\$24,500

1

\$5,300

*Other Observation, Extent : Light, Area Affected : 60%**Location : Roof**Explanation : 6 Roof Mounted Units*

Hot Water Boiler

40%

2027

\$53,500

1

\$3,500

*Other Observation, Extent : Light, Area Affected : 40%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

40%

Now

\$500

2037

* *

4

\$400

*Unit Inoperable, Extent : Moderate, Area Affected : 50%**Location : 1 Of 2 Pumps Removed**Other Observation, Extent : Severe, Area Affected : 5%**Location : Boiler Room, Basement**Explanation : Hot Water Supply Pump Is Not Working*

No Component

60%

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Asset # : 13415

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	40%			2027	\$37,100	1	\$2,300	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2024	\$217,100	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 6 Units							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$23,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$47,900	LIFE	**	2-5	\$9,900	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Floor							
		Other Observation, Extent : Severe, Area Affected : 7%							
		Location : Throughout							
		Explanation : Insulation Damage							
	Exhaust Fans								
	Roof	100%			2024	\$28,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$10,600	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 150 Gallons For Building And 75 Gallons For Kitchen							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2024	\$5,000	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
	No Component	70%						
	Generic	30%		2039	* *	1-2	\$1,500	
Chemical System								
	No Component	99%						
	Generic	1%		2024	\$300	1-3		

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Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : BLANCHE COMMUNITY DAY CARE CTR.
Address : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : ACS0006.000 / 13416 **Yr Built/Renovated** : 1998 / 2011
Area Sq Ft : 16,526 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 13-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 10941 **Lot** : 206 **BIN** : 4234212

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,800	
Mechanical		\$202,000
Total	\$44,800	\$202,000
Importance Code A	\$44,800	
Importance Code B		\$202,000
Total	\$44,800	\$202,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$67,700		\$10,700	
Interior Architecture	\$43,400		\$3,200	\$1,700
Electrical	\$900	\$500	\$600	\$500
Mechanical	\$15,000	\$1,700	\$2,600	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,900	\$6,100	\$21,100	\$7,400
Importance Code A	\$68,500	\$800	\$11,500	\$800
Importance Code B	\$36,200	\$5,300	\$9,600	\$5,400
Importance Code C	\$26,200			\$1,100
Total	\$130,900	\$6,100	\$21,100	\$7,400



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ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	65%	Now	\$44,800	LIFE	**	5	\$22,900	
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Custodian Room 011							
	Metal/Glass Curt Wall	20%	Now	\$23,300	LIFE	**	5	\$13,200	
		Caulking Deteriorated, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%	Now	\$700	2050	**	5	\$3,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Metal: Cage/Fence	10%			2043	**	5	\$15,400	
Windows									
	Aluminum	90%	4+	\$17,500	2046	**	5	\$4,000	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : 2nd Floor Corridor							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Classrooms 118 And 117; Offices On 2nd Floor							
		Weather Strip Missing, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Glass Block	10%			LIFE	**	5	\$1,100	
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5-10	\$12,500	
	Masonry: Brick Cavity	45%	4+	\$4,900	LIFE	**	5	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Roof Parapets							
		Explanation : Stucco Coating Is Cracking							
	Metal: Cage/Fence	5%	4+	\$500	2035	**	5	\$700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Roof									
	Metal Panel	10%			2043	**	10	\$3,000	
	Modified Bitumen	90%	0-2	\$10,300	2035	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Ceramic Tile	5%			2039	**	5	\$1,100	
	Panel/Paver: Cer/Brk	5%			2046	**	5	\$2,500	
	Quarry Tile	5%			2043	**	5	\$1,700	
	Vinyl Tile	85%			2035	**	3	\$7,100	

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BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$2,300	
	Concrete Masonry Unit	20%			LIFE	**	5	\$7,300	
	Gypsum Board	20%			LIFE	**	5-10	\$15,500	
	SGFT/Glazed Masonry	55%			LIFE	**	10	\$12,600	
Ceilings									
	AcousTileSusp.Lay-In	65%	4+	\$6,100	2043	**	5	\$7,200	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Room 022 Cluster Family, 2nd Floor Corridor, Storage Room 021									
	Exposed Concrete	20%			LIFE	**	5-10	\$5,600	
	Exposed Struc: Steel	5%			LIFE	**	10	\$2,200	
	Metal Panel	10%			LIFE	**	5	\$5,500	
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2050	**			
	Iron Picket	80%			2065	**			
Free Standing Walls									
	Masonry: Brick	100%			2050	**			
Retaining Walls									
	Masonry: Brick	100%			2050	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2043	**			
Activity Yard									
	Cast in Place Concrete	10%			2035	**			
	Rubber Matting	90%			2030				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2050	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2050	**	5	\$400	
Raceway									
	Conduit	100%			2050	**	1		
Panelboards									
	Fused Disc Sw	10%			2046	**	5		
	Molded Case Bkrs	90%			2046	**	5	\$400	

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Asset # : 13416

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2050	**	1		
Motor Controllers									
	Locally Mounted	100%			2043	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	95%			2035	**	10	\$14,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2035	**	10	\$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby And Hallways									
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$2,000	
	Exit, LED	50%			2058	**	1		
Exterior Lighting									
	HID	30%			2035	**	10		
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2035	**	1	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	**	1-3	\$3,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways, Basement And Toilets									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	70%			2030	\$26,600	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 6 Rooftop Units							
	Hot Water Boiler	30%			2035	**	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	30%			2046	**	4	\$400	
	No Component	70%							
	Terminal Devices								
	Convactor/Radiator	30%			2043	**	1	\$1,600	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%	0-2	\$10,100	2030	\$202,000	2	\$800	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
		Explanation : 3 Of 6 Defective Packaged Rooftop Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$3,000	LIFE	**	2-5	\$9,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	Exhaust Fans								
	Roof	100%			2030	\$26,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$9,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$500	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2030	\$4,600	4	\$1,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.*

ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	20%			2035	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Boiler Room							
		Explanation : Boiler And Hot Water Heater Only							
	Generic	80%			2038	* *	1	\$800	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To Roof							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2050	* *	1-2	\$500	
Chemical System									
	No Component	98%							
	Generic	2%			2025	\$500	1-3	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 21-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$105,000	
Electrical	\$68,500	
Mechanical		\$83,400
Total	\$173,600	\$83,400
Importance Code A	\$105,000	
Importance Code B	\$68,500	\$83,400
Total	\$173,600	\$83,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,000		\$1,400	
Interior Architecture	\$3,100			\$900
Electrical	\$200	\$100	\$3,800	\$100
Mechanical	\$300	\$400	\$1,600	\$500
Total	\$25,700	\$500	\$6,800	\$1,400
Importance Code A	\$22,200	\$200	\$1,600	\$200
Importance Code B	\$3,500	\$300	\$5,200	\$1,200
Importance Code C				
Total	\$25,700	\$500	\$6,800	\$1,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	98%	Now	\$105,000	LIFE	**	5	\$16,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Window Lintels							
		Diagonal Cracks, Extent : Moderate, Area Affected : 1%							
		Location : Fire Escpae							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Slate Panels	2%	Now	\$18,600	LIFE	**	5	\$300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
Windows									
	Aluminum	70%	0-2	\$1,400	2044	**	5	\$800	
		Air Infiltration, Extent : Moderate, Area Affected : 5%							
		Location : Fire Escape							
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Fire Escape, Window Foamed							
	Metal/Detention Type	30%			2038	**	5	\$2,500	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,600	
	Metal Panel	5%			2038	**	5	\$300	
Roof									
	Modified Bitumen	100%	Now	\$2,000	2033	**			1
		Drains Clogged, Extent : Severe, Area Affected : 50%							
		Location : East Roof Drain							
		Ponding, Extent : Severe, Area Affected : 30%							
		Location : East Roof Drain							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room							
	Ceramic Tile	5%			2041	**	5	\$400	
	Vinyl Tile	90%			2036	**	3	\$3,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	**	5	\$3,400	
	Plaster	30%			LIFE	**	5	\$1,100	

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Plaster	100%	0-2	\$2,100	LIFE	* *	5	\$4,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
	Location : Basement								
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	60%			2048	* *			
	Masonry: Brick	40%			2038	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt	100%			2031	* *			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	* *	5		
	Raceway								
	Conduit	100%			2038	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2036	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2033	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2023	\$68,500	10	\$3,700	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Egress Lighting								
	Emergency, Battery	50%			2028	\$2,800	10	\$500	
	Exit, Battery	50%			2028	\$2,400	10	\$100	

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting

HID

20%

2033

* *

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Controlled Via Photocell*

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2028

\$3,800

1

\$500

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2033

* *

1-3

\$800

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Hot Water Boiler

100%

2033

* *

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Gas Fired Modular Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2036

* *

4

\$200

Terminal Devices

Convactor/Radiator

100%

2033

* *

1

\$1,300

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Split Unit

100%

2028

\$83,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st And 2nd Floor**Explanation : 3 Condensers On The Roof. 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof.*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$5,200

Ventilation

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2028	\$100	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Kitchen And 2nd Floor Bathroom							
		Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom							
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$2,400	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Drain Clogged.							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2038	* *	1-2	\$100	
		No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
		Location : Basement							

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Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : CHRISTOPHER STREET SCHOOL MAIN BUILDING
Address : 1250 EAST 229TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 37,482 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 28-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$389,400	\$71,500
Mechanical	\$114,500	\$64,900
Site Enclosure	\$57,000	
Total	\$561,000	\$136,300
Importance Code A	\$389,400	\$136,300
Importance Code B	\$171,600	
Total	\$561,000	\$136,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,700			\$800
Interior Architecture	\$53,700	\$2,600		\$2,100
Electrical	\$4,800	\$6,200	\$68,900	\$8,100
Mechanical	\$2,200	\$2,400	\$18,200	\$2,400
Site Enclosure	\$30,600			
Site Pavements	\$11,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,300	\$15,200	\$91,100	\$17,400
Importance Code A	\$11,800	\$400	\$100	\$1,200
Importance Code B	\$57,100	\$13,600	\$90,900	\$16,200
Importance Code C	\$49,400	\$1,200		
Total	\$118,300	\$15,200	\$91,100	\$17,400



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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$11,700	
	Masonry: Brick	92%	Now	\$45,000	LIFE	**	5	\$71,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Boiler Room Chimney									
	Masonry: Limestone	2%			LIFE	**	5	\$1,200	
	Stucco Cement	3%	2-4	\$1,400	2041	**	5	\$2,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Roof									
Windows									
	Aluminum	100%			2044	**	5	\$1,600	
Parapets									
	Masonry: Brick	95%	0-2	\$10,100	LIFE	**	5	\$8,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof									
	Modified Bitumen	52%			2033	**	10	\$41,500	
	Single Ply Membrane	20%			2036	**	10	\$16,000	
	Single Ply Membrane	23%	Now	\$302,900	2038	**			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Living Skills Roof									
	Skylight, Metal/Glass	5%			2048	**	10	\$13,300	
Soffits									
	Cast in Place Concrete	100%	2-4	\$200	LIFE	**	5	\$900	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Living Skills Room									

Interior

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Boiler Room							
	Ceramic Tile	5%			2037	**	5	\$2,800	
	Quarry Tile	15%	0-2	\$25,100	2041	**	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Basement							
	Sheet Vinyl/Rubber	40%	2-4	\$13,800	2033	**	5	\$16,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 1% Location : Basement							
	Slate	5%			LIFE	**	5	\$3,000	
	Vinyl Tile	30%			2033	**	3	\$8,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 5% Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$2,400	
	Concrete Masonry Unit	5%	Now	\$5,600	LIFE	**	5	\$1,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20% Location : Water Main Room							
		Horizontal Cracks, Extent : Moderate, Area Affected : 20% Location : Water Main Room							
	Fiberglass Panel	35%			LIFE	**			
	Gypsum Board	45%	Now	\$1,900	LIFE	**	5	\$13,100	
		Water Penetration, Extent : Moderate, Area Affected : 2% Location : Living Skills Room, Mold							
	Metal Panel	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	12%	0-2	\$800	2041	**	5	\$2,200	
		Water Penetration, Extent : Moderate, Area Affected : 2% Location : Living Skills Room							
	Exposed Concrete	5%	Now	\$1,200	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Water Meter Room							
		Diagonal Cracks, Extent : Severe, Area Affected : 5% Location : Water Meter Room							
	Exposed Struc: Steel	3%			LIFE	**			
	Gypsum Board	40%	Now	\$3,100	LIFE	**	5	\$18,600	
		Water Penetration, Extent : Moderate, Area Affected : 2% Location : Living Skills Room							
	Metal Panel	10%			LIFE	**	5	\$4,600	
	Plaster	30%			LIFE	**	5	\$7,000	

Site Enclosure

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Chain Link	5%	Now	\$200	2048		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Basketball Court, Detached Top Bar							
	Iron Picket	95%	2-4	\$25,800	2063		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,600	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Along Driveway							
Retaining Walls									
	Cast in Place Concrete	40%			2048		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : South Wall							
	Masonry: Brick	50%	Now	\$57,000	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
		Loose Units, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
	Masonry: Fieldstone	10%			2038		* *		
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	5%	Now	\$100	2048		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Pavers/Stone	95%	Now	\$11,200	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Front Entrance West Side Of Walkway							
Parking/Driveway									
	Asphalt	100%			2031		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Activity Yard									
	Asphalt	100%			2031		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Explanation : Plant Growth							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 3000 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2048	**	5	\$100	
	Molded Case Bkrs	10%			2048	**	5	\$100	
	Raceway								
	Conduit	100%			2048	**	1		
	Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$100	
	Molded Case Bkrs	90%			2044	**	5	\$900	
	Wiring								
	Thermoplastic	100%			2048	**	1		
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$11,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Three Transfer Switches Observed								
	Generators								
	Diesel	100%			2037	**	1	\$14,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : One 100 Kilowatt								
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$1,400	
	Fuel Storage								
	Day Tank	100%			2044	**	5	\$7,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 275 Gallon Tank								
Lighting									
	Interior Lighting								
	Fluorescent	95%			2033	**	10	\$32,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Incandescent	5%			2023	\$32,100	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Lobby								
	Explanation : Downlights								

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	60%			2033	**	1		
	Exit, Service	40%			2033	**	1		
	Exterior Lighting								
	HID	20%			2033	**	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Controlled Via Photocell								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2031	**	5	\$1,100	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2033	**	1	\$7,000	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2033	**	1-3	\$7,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn And Manual Pull Station								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2048	**	1		
	Natural Gas	2%			2048	**	1		
	No Component	88%							
	Conversion Equipment								
	Furnace	2%			2033	**	1	\$400	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Lower Roof								
	Explanation : 1 Unit Serving Basic Living Skill Center.								
	Radiant Heater	10%			2028	\$64,900	2	\$1,700	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Stairways								
	Explanation : 11 Electric Radiants								
	No Component	88%							
	Distribution								
	Ductwork/Diffusers	2%			LIFE	**	2-5	\$400	
	No Component	98%							
Air Conditioning									

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** Replacement cost estimated to be beyond ten years is not included in this report.*

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	50%			2044	**	1		
	Natural Gas	50%			2048	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	73%			2033	**	2	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Rooftop Package Units							
	Ext Pkg Unit - Heating/Cooling	25%	Now	\$114,500	2038	**	2	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Upper Roof							
		Explanation : Unit 2 And 6 Compressors Not Working.							
	Split Unit	1%			2028	\$7,800			
	Window/Wall Unit	1%			2023	\$800	1		
Distribution									
	Ductwork/Diffusers	98%			LIFE	**	2	\$47,800	
	Ductwork/Diffusers	2%	Now	\$400	LIFE	**	2	\$1,000	
		Insul. Deteriorating, Extent : Light, Area Affected : 100%							
		Location : Upper Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,900	
Exhaust Fans									
	Roof	98%			2033	**	2	\$1,100	
	Roof	2%	Now		2038	**	2		
		Unit Inoperable, Extent : Light, Area Affected : 100%							
		Location : Upper Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	**	1		
Water Heater									
	Gas Fired	100%			2026	\$22,300	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2033	**	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING

Asset # : 1947

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$10,500	
	Chemical System								
	Generic	100%			2026	\$27,200	1-3	\$3,700	

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Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 21-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$55,500	
Electrical		\$111,700
Mechanical		\$83,400
Total	\$55,500	\$195,100
Importance Code A	\$55,500	
Importance Code B		\$195,100
Total	\$55,500	\$195,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,800		\$800	
Interior Architecture	\$7,500	\$400		\$800
Electrical	\$400	\$500	\$400	\$400
Mechanical	\$900	\$400	\$1,600	\$500
Total	\$22,500	\$1,200	\$2,800	\$1,600
Importance Code A	\$14,000	\$200	\$1,000	\$200
Importance Code B	\$8,500	\$800	\$1,800	\$1,400
Importance Code C		\$200		
Total	\$22,500	\$1,200	\$2,800	\$1,600



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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	98%	Now	\$55,500	LIFE	* *	5	\$8,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Window Lintels							
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Horizontal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Window Lintels, North Facade Fire Escape							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : North Facade							
	Slate Panels	2%	Now	\$9,800	LIFE	* *	5	\$100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
Windows									
	Aluminum	70%	0-2	\$4,000	2044	* *	5	\$500	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : East Facade							
		Vandalism, Extent : Severe, Area Affected : 5%							
		Location : Fire Escape, Damaged Window Frames							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : North Facade							
		Explanation : Boarded Lower Half Of Window							
	Metal/Detention Type	30%			2038	* *	5	\$1,400	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$900	
		Vegetation Growth, Extent : Light, Area Affected : 20%							
		Location : South							
	Metal Panel	5%			2048	* *	5	\$200	
Roof									
	Modified Bitumen	100%			2036	* *	10	\$3,600	
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : East							

Interior

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Boiler Room							
	Ceramic Tile	5%			2037	**	5	\$300	
	Vinyl Tile	90%	Now	\$1,100	2036	**	3	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1% Location : Basement Worn/Eroded, Extent : Light, Area Affected : 25% Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$400	
	Concrete Masonry Unit	80%			LIFE	**	5	\$2,800	
	Gypsum Board	5%			LIFE	**	5	\$300	
	Plaster	10%			LIFE	**	5	\$300	
Ceilings									
	Plaster	70%	Now	\$6,400	LIFE	**	5	\$2,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom Water Penetration, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom							
	Plaster	30%			LIFE	**	5	\$1,300	
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2048	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : West							
Site Pavements									
	On-Site Walkways								
	Asphalt	100%			2031	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 100 Ampere Main Disconnect Switch Originates From Another Building							
Raceway									
	Conduit	100%			2038	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2027	\$15,600	5	\$100	
Wiring									
	Thermoplastic	100%			2038	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$13,700	10	\$700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	80%			2028	\$54,800	10	\$2,900	
Egress Lighting								
Emergency, Battery	50%			2028	\$2,800	10	\$500	
Exit, Battery	50%			2028	\$2,400	10	\$100	
Exterior Lighting								
HID	50%			2028	\$7,900	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Controlled By Photocells</i>								
No Component	50%							
Alarm								
Security System								
Generic	100%			2028	\$12,600	1	\$1,500	
Fire/Smoke Detection								
Generic, Analog	50%			2028	\$21,600	1-3	\$1,200	
Generic, Analog	50%			2028	\$21,600	1-3	\$1,200	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$200	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	100%			2028	\$83,400			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement, 1st, 2nd Floor And Roof					
				Explanation : 3 Condensers On The Roof. 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof.					
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2028	\$100	2		
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : 1st Floor Kitchen And 2nd Floor Bathroom					
				Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.					
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
Water Heater									
	Gas Fired	100%			2026	\$2,400	2	\$100	
Sanitary Piping									
	Cast Iron	98%			LIFE	* *	1		
	Cast Iron	2%	Now	\$600	LIFE	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 100%					
				Location : Basement Classroom					
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2038	* *	1-2	\$100	
				No Backflow Preventer, Extent : Light, Area Affected : 100%					
				Location : Basement					

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Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : JOHN COKER DAY CARE CENTER
Address : 1375 BUSHWICK AVENUE @ DECATUR ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995
Area Sq Ft : 27,100 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 19-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3433 **Lot** : 5 **BIN** : 3079655

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$212,800	
Interior Architecture	\$52,600	\$126,600
Electrical		\$149,700
Mechanical	\$304,700	\$501,700
Total	\$570,000	\$778,100
Importance Code A	\$311,200	\$328,200
Importance Code B	\$258,800	\$371,400
Importance Code C		\$78,400
Total	\$570,000	\$778,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,800			
Interior Architecture	\$46,400	\$2,300		\$2,900
Electrical	\$23,100	\$5,200	\$2,600	\$1,700
Mechanical	\$79,900	\$26,500	\$7,400	\$3,000
Total	\$157,200	\$34,000	\$10,000	\$7,700
Importance Code A	\$17,400	\$9,800	\$2,200	\$400
Importance Code B	\$121,400	\$24,200	\$7,800	\$7,300
Importance Code C	\$18,400			
Total	\$157,200	\$34,000	\$10,000	\$7,700



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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$52,500	LIFE	**	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	95%	Now	\$160,200	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$7,800	2043	**	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Metal: Cage/Fence	95%			2040	**	5-10	\$12,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof									
	Modified Bitumen	100%			2037	**	10	\$29,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Covered With Rubber Pads							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$800	LIFE	* *	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$1,600	2030	\$31,500	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2032	* *	5	\$4,700	
Sheet Vinyl/Rubber	5%	2-4	\$4,800	2027	\$48,200	5	\$1,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	4+	\$20,700	2032	* *	3	\$8,800	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Baseboards</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Baseboards</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$9,000	LIFE	* *			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030	\$78,400	5	\$2,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,200	
Gypsum Board	80%	Now	\$9,400	LIFE	* *	5	\$26,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 4 Classroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$52,600	2040	* *	5	\$15,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 7 Classroom</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2027	\$5,000	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 1200 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2027	\$50,900	5	\$100	
	Fused Disc Sw	50%			2047	* *	5	\$100	
Raceway									
	Conduit	70%			2027	\$38,400	1		
	Conduit	30%			2047	* *	1		
Panelboards									
	Fused Disc Sw	10%			2043	* *	5	\$100	
	Molded Case Bkrs	90%			2043	* *	5	\$600	
Wiring									
	Thermoplastic	100%			2047	* *	1		
Motor Controllers									
	Locally Mounted	100%			2032	* *	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	97%			2027	\$60,400	10	\$24,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	3%			2035	* *	10	\$700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Egress Lighting									
	Emergency, Battery	50%			2032	* *	10	\$3,300	
	Exit, Service	50%			2032	* *	1		
Exterior Lighting									
	HID	20%	Now	\$21,300	2037	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Outside									
	LED	1%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Of The Building									
Explanation : 2 LED Lights									
	No Component	79%							
Alarm									

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

Generic

80%

20%

2032

* *

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2032

* *

1-3

\$16,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

70%

2037

* *

1

Natural Gas

30%

2037

* *

1

Conversion Equipment

Furnace

15%

2022

\$9,300

1

\$2,000

*Not Energy Efficient, Extent : Moderate, Area Affected : 20%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Rooftop Package Unit*

Furnace

15%

Now

\$9,300

2037

* *

1

\$1,800

*Abandoned in Place, Extent : Severe, Area Affected : 15%**Location : Roof*

Radiant Heater

70%

Now

\$98,500

2027

\$328,200

2

\$7,000

*Not in Service, Extent : Severe, Area Affected : 30%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 30%**Location : Throughout**Explanation : Electric Baseboard Radiation*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2022	\$49,700	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 1 Inefficient Unit, Roof							
	Ext Pkg Unit - Heating/Cooling	15%	Now	\$49,700	2037	* *	2	\$200	
		Abandoned in Place, Extent : Severe, Area Affected : 15% Location : Roof							
	Split Unit	40%			2035	* *			
		Other Observation, Extent : Light, Area Affected : 40% Location : Roof Explanation : 4 New Units, R-410a							
	Split Unit	20%			2032	* *			
		Other Observation, Extent : Light, Area Affected : 20% Location : Roof Explanation : 2 Units, R-410a							
	Split Unit	10%			2022	\$56,500			
		Not in Service, Extent : Severe, Area Affected : 10% Location : Roof R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Roof							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2022	\$50,300	1	\$900	
	Fan Coil - 4 Pipe	20%			2032	* *	1	\$1,800	
	Fan Coil - 4 Pipe	40%			2035	* *	1	\$3,500	
	No Component	30%							
Heat Rejection									
	Evaporative Condenser	40%			2035	* *	2	\$7,600	
	Evaporative Condenser	20%			2032	* *	2	\$3,800	
	Dry Cooler	10%			2022	\$14,400	2	\$1,900	
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$24,400	LIFE	* *	2-5	\$15,100	
		Unbalanced System, Extent : Severe, Area Affected : 25% Location : Basement b Side No Air Flow.							
Exhaust Fans									
	Roof	100%	Now	\$8,800	2027	\$43,900	2	\$700	
		Not in Service, Extent : Severe, Area Affected : 70% Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
Water Heater									
	Electric	100%			2025	\$23,300	4	\$200	

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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,900	LIFE	* *	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 100%					
				Location : Clogged Grease Trap Under Kitchen Sink					
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,800	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 15%					
				Location : Water Backs Up In Basement When It Rains					
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2027	\$129,600	1-2	\$3,800	
	Chemical System								
	Generic	100%			2021	\$27,200	1-3	\$4,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Kitchen					
				Explanation : 1 Set					

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Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 126,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 06-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,Ph,Mez
Block : 962 **Lot** : 100 **BIN** : 1086515

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$150,600	\$200,100
Interior Architecture	\$688,900	\$420,700
Electrical		\$113,300
Mechanical	\$110,900	\$860,800
Total	\$950,400	\$1,594,800
Importance Code A	\$230,300	\$200,100
Importance Code B	\$643,800	\$1,146,700
Importance Code C	\$76,300	\$248,000
Total	\$950,400	\$1,594,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$122,700			
Interior Architecture	\$115,100		\$14,000	\$14,200
Electrical	\$23,700	\$14,400	\$18,900	\$16,000
Mechanical	\$40,200	\$70,800	\$49,500	\$71,200
Site Pavements	\$1,500			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$332,800	\$114,800	\$112,000	\$131,000
Importance Code A	\$122,700	\$5,600	\$5,600	\$6,000
Importance Code B	\$137,500	\$109,200	\$106,400	\$125,000
Importance Code C	\$72,600			
Total	\$332,800	\$114,800	\$112,000	\$131,000



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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$87,300		
Masonry: Brick	65%	Now	\$45,700	LIFE	**	5	\$72,700		
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : On Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Courtyard Into Second Floor Children Area								
Masonry: Granite	5%	0-2	\$13,800	LIFE	**	5	\$4,200		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Various Locations								
Masonry: Limestone	10%			LIFE	**	5	\$16,800		
	Staining/Discoloring, Extent : Light, Area Affected : 25%								
	Location : Various Locations								
Metal Panel	15%			2050	**	5-10	\$115,300		
Windows									
Aluminum	95%			2046	**	5	\$51,100		
Metal Louvers	5%			2039	**	10	\$16,800		
Parapets									
Masonry: Brick	80%			LIFE	**	5-10	\$71,700		
Masonry: Limestone	20%			LIFE	**	5-10	\$32,000		
Roof									
IRMA/Protected Membrane	10%	Now	\$9,100	2035	**				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Section Over 6th Floor At Southeast Corner								
Metal Panel	50%	Now	\$6,400	2043	**				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Penthouse Roof								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Over Generator At Flue Penetration								
Modified Bitumen	40%	Now	\$30,800	2035	**				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Over 6th Floor								
Soffits									
Glass: Special Gauge	100%			LIFE	**	1			

Interior

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	15%			2029	\$372,600	3	\$42,000		
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Auditorium								
Cast in Place Concrete	5%	2-4	\$10,100	LIFE	**	5	\$20,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	0-2	\$9,400	2039	**	5	\$4,700		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%								
	Location : Bathrooms And Toilets								
Cork Tile	6%	Now	\$174,500	2060	**	5	\$4,900		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Multiple Offices Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Multiple Offices Throughout								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Multiple Offices Throughout								
	Explanation : Adhesive Failing								
Granite Panels	4%	2-4	\$6,600	LIFE	**	5	\$5,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Sheet Vinyl/Rubber	4%			2035	**	5	\$11,200		
Vinyl Tile	61%	Now	\$201,900	2035	**	3	\$42,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
	Patching Evident, Extent : Light, Area Affected : 15%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
Interior Walls									
Concrete Masonry Unit	5%	0-2	\$22,100	LIFE	**	5	\$7,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Basement Mechanical Rooms								
Glass: Single Pane	5%			LIFE	**	5	\$28,600		
Gypsum Board	75%	0-2	\$24,700	LIFE	**	5	\$171,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Corners In Basement Corridors								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Corners In Basement Corridors								
	Explanation : Impact Damage, Missing Corner Guards								
Masonry: Brick	10%			LIFE	**	10	\$11,400		
Wood	5%			LIFE	**	5	\$152,600		

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	60%			2043	* *	5	\$112,000	
		Staining/Discoloring, Extent : Light, Area Affected : 5%						
		Location : Various Locations Throughout						
Exposed Struc: Steel	10%			LIFE	* *	10	\$37,300	
Gypsum Board	15%			LIFE	* *	5-10	\$96,300	
Masonry: Infill Arch	5%			LIFE	* *	10	\$4,700	
Metal Panel	5%			LIFE	* *	5	\$23,300	
Wood	5%			LIFE	* *	5	\$163,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2050	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Main Entrance						
		Explanation : Material Is Granite Panel						
Retaining Walls								
Cast in Place Concrete	90%			2065	* *			
Masonry: Fieldstone	10%			2050	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Main Entrance						
		Explanation : Material Is Granite Panel						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
Activity Yard								
Rubber Matting	100%	Now	\$1,500	2030	\$4,900			
		Ponding, Extent : Moderate, Area Affected : 15%						
		Location : 2nd Floor Courtyard						
		Other Observation, Extent : Moderate, Area Affected : 5%						
		Location : 2nd Floor Courtyard						
		Explanation : Curling At Seams, Not Draining Correctly Causing Water To Enter 2nd Floor						

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2050	* *	5	\$500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : The Service Equipment Includes Two 4,000 Ampere Switches And 3,000 Ampere Switch.									

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2043	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 6th Floor									
Explanation : The Transformers System Include: Four 45 Kilovoltamperes Step-up Transformers For Elevators.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2050	* *	5	\$500	
Raceway									
	Conduit	100%			2050	* *	1		
Panelboards									
	Fused Disc Sw	20%			2046	* *	5	\$600	
	Molded Case Bkrs	80%			2046	* *	5	\$2,700	
Wiring									
	Thermoplastic	100%			2050	* *	1		
Motor Controllers									
	Locally Mounted	100%			2043	* *	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : The Ground Connection Is Located In The Steam Room.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2043	* *	1	\$38,800	
Generators									
	Diesel	100%			2039	* *	1	\$48,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : The Diesel Generator Is Rated 400 Kilovoltamperes. It Is In Good Condition.									
Batteries									
	Lead/Acid	80%			2024	\$1,300	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6th Floor									
Explanation : Penthouse									
	Lead/Acid	20%			2024	\$300	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6th Floor									
Explanation : Load Banks Are Used For Generator Testing.									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2046	* *	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : The Day Tank Is Rated 200 Gallons.							
	Main Tank	70%			2058	* *	5	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Is Rated 2,000 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2035	* *	10	\$113,300	
		Motion Sensors in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Some Lights Are Controlled With A Daylighting Control System.							
	HID	2%			2035	* *	10	\$100	
	Egress Lighting								
	Emergency, Service	50%			2035	* *	1		
	Exit, LED	50%			2058	* *	1		
	Exterior Lighting								
	Fluorescent	100%			2035	* *	10	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : The Exterior Lights Are Controlled With Photocell.							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	* *	5	\$3,700	
Alarm									
	Security System								
	No Component	25%							
	Generic	75%			2035	* *	1	\$35,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : The Security System Includes Cameras And Card Access Control.							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2035	* *	1-3	\$23,300	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2040	**	1		
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	90%	Now	\$79,700	2043	**	1	\$50,500	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Basement Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units - One Needs Immediate Repair							
	Pres. Reducing Valve/LP Steam	10%			2039	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Stage							
	Distribution								
	Hot Wtr Piping/Pump	100%			2046	**	4	\$9,300	
	Terminal Devices								
	Air Handler	30%			2035	**	1	\$23,400	
	Convactor/Radiator	10%			2043	**	1	\$4,100	
	Fan Coil Unit/Heat	60%			2035	**	1	\$24,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2039	**	1	\$122,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chiller Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Multi Stack Chillers							
	Split Unit	10%			2035	**			
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$9,300	
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2035	**	1	\$23,400	
	Fan Coil - 4 Pipe	70%			2035	**	1	\$28,500	
	Heat Rejection								
	Water Cooling Tower	100%			2028	\$466,900	2	\$126,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,200	
	Exhaust Fans								
	Interior	90%			2030	\$393,900	2	\$3,500	
	Roof	10%			2030	\$20,400	2	\$400	

Plumbing

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2040	**	1		
	HW Heat Exchanger Steam Fired	100%			2040	**	4	\$12,500	
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%			2035	**	4	\$2,700	
	Pool Filter/Treatment Not Accessible	100%	Other Observation, Extent : Light, Area Affected : 0% Location : Playground Area Of Roof Explanation : Fountains						
	Backflow Preventer Generic	100%			2035	**	1	\$7,700	
	Fixtures Generic	100%	Obsolete Fixtures, Extent : Moderate, Area Affected : 5% Location : Toilet Rooms						
Vertical Transport									
	Elevators Geared Traction	80%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 6th Floor Explanation : 4 Passenger Units						
	Hydraulic	20%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 20% Location : Basement To 1st Floor Explanation : 1 Freight						
Fire Suppression									
	Standpipe Generic	100%			2050	**	1-5	\$63,500	
	Sprinkler Generic	100%			2050	**	1-2	\$35,300	
	Fire Pump Generic	100%			2039	**	1	\$23,500	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : RICHMOND EARLY LEARNING CENTER
Address : 159 BROADWAY @ HENDERSON AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : ACS0004.000 / 13414 **Yr Built/Renovated** : 1973 / 2009
Area Sq Ft : 22,752 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 29-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 174 **Lot** : 6 **BIN** : 5004830

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$73,200	
Electrical		\$140,800
Mechanical		\$376,500
Total	\$73,200	\$517,400
Importance Code A	\$73,200	\$98,400
Importance Code B		\$419,000
Total	\$73,200	\$517,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$71,200	\$13,700		\$1,000
Interior Architecture	\$36,600	\$14,300	\$1,000	\$2,800
Electrical	\$600	\$800	\$700	\$24,400
Mechanical	\$50,600	\$2,500	\$4,400	\$2,300
Site Pavements	\$2,900		\$100	\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$165,900	\$35,300	\$10,100	\$34,800
Importance Code A	\$91,500	\$14,800	\$1,100	\$2,200
Importance Code B	\$56,400	\$20,500	\$7,900	\$32,400
Importance Code C	\$18,100		\$1,100	\$200
Total	\$165,900	\$35,300	\$10,100	\$34,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$4,300	
Concrete Masonry Unit	30%	Now	\$73,200	LIFE	**	5	\$5,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	67%	Now	\$29,900	LIFE	**	5	\$19,000	
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	100%			2045	**	5	\$3,700	
Parapets								
Metal Panel	15%			2049	**	5	\$2,100	
Metal: Cage/Fence	85%			2042	**	5-10	\$23,500	
Roof								
Modified Bitumen	20%	Now	\$14,200	2037	**			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Play Surface	80%	Now	\$27,100	2034	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%	Now	\$1,300	2038	**	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Toilets							
	Patching Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout Toilets							
Quarry Tile	5%			2042	**	5	\$2,000	
Vinyl Tile	85%	2-4	\$20,100	2034	**	3	\$8,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
Gypsum Board	85%	Now	\$15,200	LIFE	**	5	\$21,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	100%			2042	* *	5	\$26,600		
			Staining/Discoloring, Extent : Light, Area Affected : 5%						
			Location : Throughout						
			Water Penetration, Extent : Light, Area Affected : 5%						
			Location : Throughout						
Site Enclosure									
Fence/Gates									
Chain Link	80%			2049	* *				
Iron Picket	20%			2049	* *				
			Deteriorated Finish, Extent : Light, Area Affected : 75%						
			Location : Throughout West Side						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	* *				
On-Site Walkways									
Cast in Place Concrete	90%	Now	\$800	2042	* *				
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%						
			Location : Throughout						
			Misaligned/Bulging, Extent : Moderate, Area Affected : 5%						
			Location : Throughout						
Metal	8%	Now	\$2,100	2049	* *	1-3	\$800		
			Cracked Weld, Extent : Moderate, Area Affected : 5%						
			Location : Throughout						
			Loose Connections, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Surface Wearing/Scaling, Extent : Moderate, Area Affected : 15%						
			Location : Throughout						
Metal	2%			2059	* *	1-3	\$200		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$5,000	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room 1st Floor</i>					
			<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$101,900	5	\$100	
Raceway								
Conduit	30%			2029	\$16,400	1		
Conduit	70%			2049	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2045	**	5		
	Molded Case Bkrs	20%			2028	\$15,600	5	\$100	
	Molded Case Bkrs	75%			2045	**	5	\$500	
Wiring									
	Thermoplastic	90%			2049	**	1		
	Thermoplastic	10%			2029	\$6,900	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	5%			2034	**	10	\$1,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	95%			2034	**	10	\$19,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2034	**	10	\$2,700	
	Exit, Service	50%			2034	**	1		
Exterior Lighting									
	HID	100%			2034	**	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	**	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Intrusion Alarm And CCTV Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$4,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	30%			2049	* *	1		
	Natural Gas	70%			2049	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2029	\$26,200	1	\$5,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 2 Units							
	Radiant Heater	25%			2034	**	2	\$2,600	
	Radiant Heater	25%	Now	\$19,700	2029	\$98,400	2	\$2,100	
		Damaged, Extent : Severe, Area Affected : 25%							
		Location : Throughout, Defective Heating Element							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	\$278,100	2	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	Now	\$20,500	LIFE	**	2-5	\$1,300	
		Inadequate Supply, Extent : Severe, Area Affected : 100%							
		Location : Kitchen							
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$11,400	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Electric	100%			2027	\$19,600	4	\$100	
	Sanitary Piping								
	Cast Iron	5%	Now	\$8,100	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Kitchen, Discharge Line From Grease Trap Tends To Become Clogged Due To Poor Pitching Of Line							
	Cast Iron	95%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$1,400	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$1,400	
	Fixtures								
	Generic	100%							
Vertical Transport									

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To The Roof									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	10%							
	Generic	90%			2049		* *	1-2	\$5,700
Chemical System									
	Generic	100%			2027	\$27,200	1-3		\$4,000
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : The System Yearly Inspection Is Past Due									

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Print Date : 13-Sep-2019

ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name : STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Address : 333 SECOND STREET BTWN: 4 AVE., 5 AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0002.000 / 13412 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 11,200 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 06-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 969 **Lot** : 52 **BIN** : 3346912

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$100,400	
Interior Architecture		\$215,900
Electrical		\$44,100
Mechanical		\$123,200
Total	\$100,400	\$383,300
Importance Code A	\$100,400	
Importance Code B		\$383,300
Total	\$100,400	\$383,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,000	\$600		\$1,000
Interior Architecture	\$13,700	\$600	\$1,900	\$1,300
Electrical	\$500	\$700	\$500	\$10,800
Mechanical	\$2,100	\$700	\$5,400	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,200	\$6,500	\$11,800	\$19,100
Importance Code A	\$6,500	\$1,100	\$600	\$1,600
Importance Code B	\$19,600	\$5,400	\$9,700	\$17,500
Importance Code C			\$1,500	
Total	\$26,200	\$6,500	\$11,800	\$19,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,900	
Masonry: Brick Cavity	90%	Now	\$35,600	LIFE	**	5	\$18,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Masonry: Granite	5%			LIFE	**	5	\$800	
Windows								
Aluminum	100%			2045	**	5	\$2,900	
Parapets								
Concrete Masonry Unit	85%			LIFE	**	5	\$4,000	
Metal Panel	12%			2049	**	5	\$1,900	
Metal: Cage/Fence	3%			2042	**	5-10	\$1,000	
Roof								
Metal Panel	25%	Now	\$6,000	2042	**			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Room 203								
Modified Bitumen	75%	Now	\$64,800	2034	**			1
Blisters, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
Location : Clogged Drain								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 120, 203 And 206								
Soffits								
Alum/Vinyl Siding	100%			2049	**	10		
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2038	**	5	\$800	
Quarry Tile	5%			2042	**	5	\$1,200	
Sheet Vinyl/Rubber	25%	Now	\$6,300	2029	\$126,200	5	\$3,100	
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Public Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Public Corridors								
Vinyl Tile	62%	2-4	\$4,500	2029	\$89,700	3	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	10%			2038	* *	5	\$3,000		
Concrete Masonry Unit	5%			LIFE	* *	5	\$600		
Gypsum Board	85%			LIFE	* *	5	\$15,100		
Ceilings									
AcousTileSusp.Lay-In	73%	Now	\$2,000	2042	* *	5	\$6,000		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Rooms 203 And 206								
Exposed Struc: Steel	2%			LIFE	* *				
Gypsum Board	25%	0-2	\$900	LIFE	* *	5	\$5,100		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Roof Stair And Library								
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2064	* *				
Free Standing Walls									
Cast in Place Concrete	100%			2064	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2042	* *				
Activity Yard									
Under Construction	100%								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 800 Amperes. It Is In Good Condition.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2049	* *	5		
Raceway									
	Conduit	100%			2049	* *	1		
Panelboards									
	Fused Disc Sw	2%			2045	* *	5		
	Molded Case Bkrs	98%			2045	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2042	* *	5	\$100	

Ground

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STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices
Not Accessible

100%

Lighting

Interior Lighting
Fluorescent

100%

2034

* *

10

\$10,300

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Lighting Fixtures Are Type T-8 Lamps. They Are In Good Condition.

Egress Lighting

Exit, LED

100%

2057

* *

1

Exterior Lighting

HID

100%

2029

\$44,100

10

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$1,300

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : The Building Is Provided With An Intrusion Alarm System. It Is In Good Condition.

Fire/Smoke Detection

No Component

40%

Generic, Analog

60%

2034

* *

1-3

\$4,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : The Fire Alarm System Is In Good Condition.

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Natural Gas

100%

2049

* *

1

Conversion Equipment

Furnace

80%

2029

\$20,600

1

\$4,400

Other Observation, Extent : Light, Area Affected : 80%

Location : Roof

Explanation : 6 External Package Units

Hot Water Boiler

20%

2034

* *

1

\$1,100

Distribution

Hot Wtr Piping/Pump

20%

2037

* *

4

\$200

No Component

80%

Terminal Devices

Convactor/Radiator

20%

2034

* *

1

\$700

No Component

80%

Air Conditioning

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STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2029	\$123,200	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 6 Package Units, R-22							
	Split Unit	10%			2029	\$23,300			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$14,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
	Exhaust Fans								
	Roof	90%			2029	\$16,300	2	\$300	
	Roof	10%	Now	\$900	2029	\$1,800	2		
		Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Explanation : Kitchen Exhaust Not Working							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$6,700	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : One 75-gallon, One 4-gallon							
	Sanitary Piping								
	Cast Iron	98%			LIFE	**	1		
	Cast Iron	2%	Now	\$200	LIFE	**	1		
		Leak Evident, Extent : Severe, Area Affected : 100% Location : 1st Floor Ceiling							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2029	\$2,800	1	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 2nd Floor Explanation : 1 Unit							

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STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
No Component		95%						
Generic		5%		2024	\$1,400	1-3	\$200	

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